

001.A

0003

038A.2

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel

516,500 / 516,500

USE VALUE:

516,500 / 516,500

ASSESSED:

516,500 / 516,500


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
38-A		FAIRMONT ST, ARLINGTON

OWNERSHIP	Unit #:	2
Owner 1: SULLIVAN JAMES		
Owner 2:		
Owner 3:		
Street 1: 38A FAIRMONT STREET UNIT 2		
Street 2:		

Twn/Cty: ARLINGTON	Cntry:	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER
Owner 1: SULLIVAN JAMES -
Owner 2: -
Street 1: 38 FAIRMONT STREET
Twn/Cty: ARLINGTON
StProv: MA Cntry:
Postal: 02474

NARRATIVE DESCRIPTION	
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Wood Shingle Exterior and 1022 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7812																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	516,500			516,500		280216
							GIS Ref
							GIS Ref
							Insp Date
							05/10/18

PREVIOUS ASSESSMENT								Parcel ID	001.A-0003-038A.2	USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	102	FV	516,500	0	.	.	516,500		Year end	12/23/2021	!15329!
2021	102	FV	501,900	0	.	.	501,900		Year End Roll	12/10/2020	
2020	102	FV	494,600	0	.	.	494,600	494,600	Year End Roll	12/18/2019	
2019	102	FV	443,000	0	.	.	443,000	443,000	Year End Roll	1/3/2019	
2018	102	FV	391,900	0	.	.	391,900	391,900	Year End Roll	12/20/2017	
2017	102	FV	357,300	0	.	.	357,300	357,300	Year End Roll	1/3/2017	
2016	102	FV	357,300	0	.	.	357,300	357,300	Year End	1/4/2016	
2015	102	FV	330,200	0	.	.	330,200	330,200	Year End Roll	12/11/2014	

SALES INFORMATION				TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
SULLIVAN JAMES	92-55		1/10/2006	Family	328,000	No	No				

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
5/10/2018		Measured									DGM	D Mann											
3/13/2007		External Ins								BR	B Rossignol												

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																
Type: 99 - Condo Conv		Full Bath: 1	Rating: Very Good	A Bath:	Rating:																							
Sty Ht: 0 - 1 St condo		3/4 Bath:	Rating:																									
(Liv) Units: 1	Total: 1	A 3QBth:	Rating:																									
Foundation: 2 - Conc. Block		1/2 Bath:	Rating:																									
Frame: 1 - Wood		A HBth:	Rating:																									
Prime Wall: 1 - Wood Shingle		OthrFix:	Rating:																									
Sec Wall:	%																											
Roof Struct: 2 - Hip		<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>																						
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good	1st Res Grid   Desc: Line 1   # Units 1																								
Color: GREY		A Kits:	Rating:																									
View / Desir:		Frl:	Rating:																									
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																							
Grade: C - Average		<b>CONDOS INFORMATION</b>																										
Year Blt: 1915	Eff Yr Blt:	Location:																										
Alt LUC:	Alt %:	Total Units:																										
Jurisdct: G8	Fact: .	Floor:	2 - 2nd Floor	<b>REMODELING</b>				<b>RES BREAKDOWN</b>																				
Const Mod:		% Own:	50.000000000																									
Lump Sum Adj:		Name:																										
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>																								
Avg Ht/FL: STD		Phys Cond: GV - Good-VG	10. %	Exterior:	No Unit	RMS	BRS	FL																				
Prim Int Wal 2 - Plaster		Functional:	%	Interior:	1	5	2	1																				
Sec Int Wall:	%	Economic:	%	Additions:																								
Partition: T - Typical		Special:	%	Kitchen:																								
Prim Floors: 4 - Carpet		Override:	%	Baths:																								
Sec Floors:	%	Total:	10.8 %	Plumbing:																								
Bsmnt Flr: 12 - Concrete		<b>CALC SUMMARY</b>				Electric:																						
Subfloor:		Basic \$ / SQ: 305.00	<b>COMPARABLE SALES</b>				Heating:																					
Bsmnt Gar:		Size Adj.: 1.35000002	Rate	Parcel ID	Typ	Date	Sale Price	General:																				
Electric: 3 - Typical		Const Adj.: 0.98990101																										
Insulation: 2 - Typical		Adj \$ / SQ: 407.592																										
Int vs Ext: S		Other Features: 66000																										
Heat Fuel: 2 - Gas		Grade Factor: 1.00																										
Heat Type: 3 - Forced H/W		NBHD Inf: 1.20000005																										
# Heat Sys: 1		NBHD Mod:																										
% Heated: 100	% AC:	LUC Factor: 1.00																										
Solar HW: NO	Central Vac: NO	Adj Total: 579071																										
% Com Wal	% Sprinkled	Depreciation: 62540																										
		Depreciated Total: 516531																										
<b>MOBILE HOME</b>				Make:	Model:	Serial #:		Year:	Color:																			
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 001.A-0003-038A.2																								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value											
More: N	Total Yard Items:																											
	Total Special Features:																											
	Total:																											

UnSketched SubAreas:  
GLA: 1022,

**IMAGE** **AssessPro Patriot Properties, Inc**